

1 HB586
2 212188-1
3 By Representative Brown (C) (N & P)
4 RFD: Mobile County Legislation
5 First Read: 01-APR-21

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9 A BILL
10 TO BE ENTITLED
11 AN ACT
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13 Relating to the western shore of Mobile Bay in the
14 unincorporated area of Mobile County; to restrict the location
15 of a mobile home park or recreational vehicle park (RV Park)
16 or the siting and installation of a mobile home, a
17 manufactured housing unit, or a manufactured building within a
18 certain distance of Mobile Bay except under certain
19 conditions; to require property having a mobile home on the
20 property to be served by an onsite sewage system approved by
21 the Mobile County Department of Public Health with certain
22 exceptions; and to provide for enforcement.

23 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

24 Section 1. (a) For the purposes of this section, the
25 following words have the following meanings:

1 (1) MOBILE HOME PARK. A location where more than one
2 mobile home, manufactured housing unit, or manufactured
3 building is parked, sited, or installed.

4 (2) RECREATIONAL VEHICLE PARK (RV PARK). A location
5 where more than one motor home, travel trailer, fifth wheel
6 trailer, camping trailer, or truck camper is parked.

7 (b) After the effective date of this act, no mobile
8 home park or RV park may be located within 1,500 feet of the
9 high water mark of the western shore of Mobile Bay in the
10 unincorporated area of Mobile County.

11 Section 2. (a) After the effective date of this act,
12 no mobile home, manufactured housing unit, or manufactured
13 building may be sited or installed in the unincorporated area
14 of Mobile County within 1,500 feet of the high water mark of
15 the western shore of Mobile Bay, except as provided in
16 subsection (b).

17 (b) The owner of a lot within 1,500 feet of the
18 western shore of Mobile Bay in the unincorporated area of
19 Mobile County may install one mobile home, manufactured
20 housing unit, or manufactured building on his or her own lot
21 for personal or family use or personal business use only.

22 (c) Any mobile home, manufactured housing unit, or
23 manufactured building in the unincorporated area of Mobile
24 County within 1,500 feet of Mobile Bay shall be hooked up to
25 and actively served by a conventional or engineered onsite
26 sewage system approved by the Mobile County Department of
27 Public Health unless the housing or building is connected to a

1 public sewer system. The onsite sewage system shall be
2 regularly inspected by the department to assure the sewage
3 system is properly functioning. Any property or any mobile
4 home, manufactured housing unit, or manufactured building that
5 is found to not be in compliance with this section shall be
6 deemed to be a public nuisance and the nuisance may be ordered
7 by the department to be abated by the removal of the mobile
8 home, the manufactured housing unit, or the manufactured
9 building.

10 Section 3. This section may be enforced by the
11 Mobile County Department of Public Health, the Alabama
12 Department of Environmental Management, or any aggrieved
13 person in the Mobile County Circuit Court.

14 Section 4. This act shall become effective
15 immediately following its passage and approval by the
16 Governor, or its otherwise becoming law.